



**ZONING COMMISSION
AGENDA
REVISED**

**Wednesday, July 8, 2015
1000 Throckmorton St.
Council Chamber
2nd Floor – City Hall
Fort Worth, Texas 76102**

COMMISSION MEMBERS:

Nick Genua, CD 7, Chair	_____	Melissa McDougall, CD 5	_____
Charles Edmonds, Vice Chair, CD 4	_____	Natalie Moore, CD 6	_____
Will Northern, CD 1	_____	Wanda Conlin, CD 8	_____
Carlos Flores, CD 2	_____	Gaye Reed, CD 9	_____
Justin Reeves, CD 3	_____		

I. WORK SESSION 11:30 AM PreCouncil Chamber – 2nd Floor

A. Briefing: Previous Zoning Actions by City Council	Staff
B. Review: Today's Cases	Staff
C. Discussions: Overview of Mixed Use Zoning Principles	Staff

II. PUBLIC HEARING 1:00 PM Council Chamber

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, AUGUST 4, 2015 AT 7:00 P.M. UNLESS OTHERWISE STATED.

A. Call to Order	Chair
B. Approval of June 10, 2015 Meeting Minutes	_____

To view the docket: <http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

C. Continued Cases:

1. ZC-15-047 MF ADVISORY SERVICES INC. 4529 and 4533 Houghton 0.29 ac. CD 9
 - a. Applicant/Agent: John B. Brodersen
 - b. Request: *From:* "B" Two-Family *To:* "E" Neighborhood Commercial

2. ZC-15-057 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 2800 St. Louis Ave. 0.18 ac. CD 8
 - a. Applicant/Agent: City of Fort Worth
 - b. Request: *From:* "J" Medium Industrial *To:* "I" Light Industrial

3. SP-15-007 CRESTMONT MANAGEMENT CO LLC 1600 Montgomery and 3609-3613 Crestline Rd.
0.56 ac. CD 7

- a. Applicant/Agent: Townsite Company/Phillip Poole
- b. Request: *From:* PD770 "PD/SU" Planned Development/Specific use for camera shop, photography studio, art studio, office, and museum; site plan required *To:* Provide required site plan for PD770
- c. This case will be heard by City Council on July 21, 2015

4. ZC-15-073 TARRANT REGIONAL WATER DISTRICT 5699 and 6001 Columbus Tr. 7.43 ac.
CD 6

- a. Applicant/Agent: Jim Schell
- b. Request: *From:* "C" Medium Density Multifamily, "E" Neighborhood Commercial and "G" Intensive Commercial *To:* "PD/SU" Planned Development/Specific Use for a maximum 325 ft. communications tower and equipment for water transmission line; site plan included

D. New Cases:

5. ZC-15-081 EMA GARCIA 106 W. Long Ave. 0.15 ac. CD 2

- a. Applicant/Agent: Ema Garcia
- b. Request: *From:* "A-5" One-Family *To:* "E" Neighborhood Commercial

6. ZC-15-085 QUIK TRIP CORPORATION, ETAL. 5304, 5313, 5308, 5309, 5312, 5316, 5317 Lubbock Ave., 2704 Southgate Dr. 2.42 ac. CD 6

- a. Applicant/Agent: JD Dudley/Quik Trip Corporation
- b. Request: *From:* "A-5" One-Family *To:* "E" Neighborhood Commercial

7. ZC-15-086 KHORRAMI ENTERPRISES INC. 3317 NW 27th and 3408 Azle Ave. 0.47 ac. CD 2

- a. Applicant/Agent: Kevin Khorrami
- b. Request: *From:* "A-5" One-Family *To:* "E" Neighborhood Commercial

8. ZC-15-087 GARLAND HORN 2920 Race St. 0.24 ac. CD 9

- a. Applicant/Agent: Brittany Elliott
- b. Request: *From:* "MU-1" Low Intensity Mixed Use *To:* "PD/MU-1" for all uses in "MU-1" Low Intensity Mixed Use plus tattoo parlor with development standards limiting square footage, operating only with another primary use and no signage; site plan waiver requested

9. ZC-15-088 BASILIO RAMIREZ 2803 Azle Ave 0.35 ac. CD 2

- a. Applicant/Agent: Nathan Vasquez
- b. Request: *From:* "E" Neighborhood Commercial *To:* "FR" General Commercial Restricted

10. ZC-15-089 THE HARBOR CLUB 3000 W. 5th St. 1.36 ac. CD 9

- a. Applicant/Agent: James W. Schell
- b. Request: *From:* "B" Two-Family and "C" Medium Density Multifamily *To:* "CF" Community Facilities

11. ZC-15-090 TARA MURPHY 13408 S. Pipeline Rd. 2.00 ac. CD 5
- a. Applicant/Agent: Tara Murphy
 - b. Request: *From:* "AG" Agricultural and "OM" Office Midrise *To:* "A-5" One-Family
12. SP-15-008 FIREBRAND PROPERTIES LP 730 W. Seminary Dr. 2.60 ac. CD 9
- a. Applicant/Agent: Greg Guerin
 - b. Request: *From:* PD901 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial excluding: Electric power substations; Gas lift compressor stations; Gas line compressor stations; Stealth telecommunication towers; Telecommunication antennas (on structure); Swimming pools, commercial; Theaters, Drive-in; Clothing/ wearing apparel sales, used; Parking area or garage, storage commercial or auxiliary; Recycling collection facility; Gas drilling & production; Satellite antennas, (dish); Storage or display outside; Amusement outdoor (temporary); Batch plants, concrete or asphalt (temporary); Trailers, portable, sales, construction or storage; Vendor, door to door, Vendor food, non-potentially hazardous food, Vendor, transient, non-potentially hazardous food; site plan included. *To:* Amend PD901 Site Plan for drive through restaurant
13. ZC-15-091 MOISES ESQUIVEL 8801 Magnolia Blossom Tr. 5.57 ac. CD 7
- a. Applicant/Agent: Moises Esquivel
 - b. Request: *From:* "AG" Agricultural *To:* "A-2.5" One-Family
14. ZC-15-092 JOSE CARLOS GARCIA 4601 Mansfield Hwy 0.99 ac. CD 5
- a. Applicant/Agent: Jose Carlos Garcia
 - b. Request: *From:* PD865 Planned Development for all uses in "E" Neighborhood Commercial plus auto sales and detailing; site plan approved *To:* Amend PD 865 to remove auto sales and detail use and to add warehouse use; site plan included
15. ZC-15-093 OAKBRANCH LP 3200-3300 Blocks W. Trinity Blvd. 1.06 ac. CD 5
- a. Applicant/Agent: Robert Gossett, Halff Assoc.
 - b. Request: *From:* "A-5" One-Family *To:* "I" Light Industrial
16. ZC-15-094 MARK MCCAULEY 8464 Heron Dr. 1.00 ac. CD 7
- a. Applicant/Agent: Mark McCauley
 - b. Request: *From:* "A-5" One-Family and "A-10" One-Family *To:* "A-5" One-Family
17. ZC-15-095 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 5800-6100 Blocks of El Campo Ave and 2405 and 2409 Winthrop 16.68 ac. CD 3, 7
- a. Applicant/Agent: City of Fort Worth
 - b. Request: *From:* "A-5" One-Family *To:* "A-10" One-Family
18. ZC-15-096 DEVON/FORT WORTH LLC 7440 N. Blue Mound Rd. 1.30 ac. CD 2
- a. Applicant/Agent: Barry Hudson, Dunaway Assoc.

b. Request: *From:* "FR" General Commercial Restricted *To:* Amend PD766 "PD/SU" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial, plus mini-warehouse to add property for mini-warehouse; site plan included

19. ZC-15-097 SANDEROS PROPERTIES LP 7760 Blue Mound Rd. 7.21 ac. CD 2

- a. Applicant/Agent: Darin Norman, Townsite Company
- b. Request: *From:* "A-5" One-Family *To:* "E" Neighborhood Commercial

20. ZC-15-098 GRAHAM MORTGAGE CO. 7260 Blue Mound Rd. 10.23 ac. CD 2

- a. Applicant/Agent: Michael Clark, Winkelmann and Assoc.
- b. Request: *From:* "E" Neighborhood Commercial *To:* "PD/E" for all uses in "E" Neighborhood Commercial plus grocery store greater than 60,000 sf.; site plan included

21. ZC-15-099 2D PARTNERS 5609 Parker Henderson 1.87 ac. CD 5

- a. Applicant/Agent: Jon Evans
- b. Request: *From:* "I" Light Industrial *To:* PD/SU Planned Development/Specific Use for Halfway House; site plan included

22. ZC-15-100 KENSINGTON REALTY 116 and 200 Wimberly St. 0.34 ac. CD 9

- a. Applicant/Agent: Dunaway Assoc for Village Homes
- b. Request: *From:* PD528 "PD/SU" Planned Development/Specific Use for parking lot with 20 ft. setback, 5 ft. screening fence and chained and locked at night; site plan waived *To:* "B" Two-Family

23. ZC-15-101 LEONA GAIL CARSWELL 2200 6th Ave. 0.17 ac. CD 9

- a. Applicant/Agent: Leona Gail Carswell
- b. Request: *From:* "B/HC" Two-Family/Historic and Cultural *To:* PD/B/HC Planned Development for all uses in "B" Two-Family plus triplex/Historic and Cultural; site plan waiver requested

24. ZC-15-102 WALKER WELBORN 3101 6th Ave., 3104-3122 (evens) 5th Ave. and 3101 W. Berry St. 1.24 ac. CD 9

- a. Applicant/Agent: Scott Lowe
- b. Request: *From:* "B" Two-Family and "E" Neighborhood Commercial *To:* "E" Neighborhood Commercial

25. ZC-15-103 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: TEXT AMENDMENT; DEFINITIONS CD ALL

- a. Applicant/Agent: City of Fort Worth
- b. Request: Text Amendment: An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix "A" of the Code of The City of Fort Worth (1986), by Amending:
 - Amending Chapter 9 "Definitions", to amend Section 9.101,"Defined Terms" to revise the definitions of "Family", "Boarding House or Lodging House", "Community Home" and "Restaurant", and;

- Add Definitions for "Transient Or Short Term Residential" and "Single Housekeeping Unit"

26. ZC-15-104 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: TEXT AMENDMENT;
BOARDING HOUSE SUPPLEMENTAL STANDARDS CD ALL

- Applicant/Agent: City of Fort Worth
- Request: Text Amendment: An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix "A" of the Code of The City of Fort Worth (1986), by Amending:
 - Article 1. "Standards For Selected Uses" of "Chapter 5 "Supplemental Use Standards", to amend Section 5.107a, "Boarding Houses" to revise standards to conform to the definition for Boarding Houses

27. ZC-15-105 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: TEXT AMENDMENT;
BOARD OF ADJUSTMENT INTERPRETATION PROCEDURES CD ALL

- Applicant/Agent: City of Fort Worth
- Request: Text Amendment: An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix "A" of the Code of The City of Fort Worth (1986), by Amending:
 - Chapter 3 "Review Procedures", to amend Article 2 "Ordinance Interpretation" to amend in its entirety the process to appeal an ordinance interpretation of the Zoning Administrator

ADJOURNMENT: _____

ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

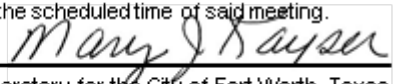
ASISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

Executive Session.

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Thursday, July 02, 2015 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas